

**AMENDMENT 1 TO
DEVELOPER'S PUBLIC REPORT
FOR A CONDOMINIUM**

CONDOMINIUM PROJECT NAME:	"LEIALOHA PARKSIDE"
PROJECT ADDRESS:	2738 Leialoha Avenue, Honolulu, Hawaii 96816
REGISTRATION NUMBER:	7323
EFFECTIVE DATE OF REPORT:	May 8, 2013
THIS AMENDMENT:	<input checked="" type="checkbox"/> Must be read together with <input checked="" type="checkbox"/> Developer's Public Report dated <u>January 23, 2013</u> <input type="checkbox"/> Amended Report dated _____ <input type="checkbox"/> Supersedes all prior amendments: Includes all prior amendment(s) and <u>must</u> be read together with <input type="checkbox"/> Developer's Public Report dated _____ <input type="checkbox"/> Amended Report dated _____
DEVELOPER(S):	MID ST., LLC, a Hawaii registered Limited Liability Company

Preparation of this Amendment

The Developer prepared this amendment pursuant to the Condominium Property Act, Section 514B-56, Hawaii Revised Statutes (HRS), as amended from time to time. Section 514B-56, HRS, requires that after the Commission has issued an effective date for the Developer's Public Report, if there are any changes, either material or pertinent changes, or both, regarding the information contained in or omitted from the Developer's Public Report, or if the developer desires to update or change the information set forth in the Developer's Public Report, the developer shall immediately submit to the Commission an amendment to the Developer's Public Report or an amended Developer's Public Report clearly reflecting the change, together with such supporting information as may be required by the Commission, to update the information contained in the Developer's Public Report.

The law defines "material change" as used in parts IV and V of Chapter 514B, HRS means any change that directly, substantially, and adversely affects the use or value of (1) A purchaser's unit or appurtenant limited common elements; or (2) Those amenities of the project available for the purchaser's use.

The law defines "pertinent change" to mean, as determined by the commission, a change not previously disclosed in the most recent public report that renders the information contained in the public report or in any disclosure statement inaccurate, including, but not limited to (1) The size, construction materials, location, or permitted use of a unit or its appurtenant limited common element; (2) The size, use, location, or construction materials of the common elements of the project; or (3) The common interest appurtenant to the unit. A pertinent change does not necessarily constitute a material change.

The filing of an amendment to the Developer's Public Report or an amended Developer's Public Report, in and of itself, shall not be grounds for a purchaser to cancel or rescind a sales contract. A purchaser's right to cancel or rescind a sales contract shall be governed by sections 514B-86 and 514B-87, HRS, the terms and conditions of the purchaser's contract for sale, and applicable common law.

This material can be made available for individuals with special needs. Please call the Senior Condominium Specialist at (808) 586-2643 to submit your request.

This Amendment has not been prepared or issued by the Real Estate Commission or any other governmental agency. The issuance by the Commission of an effective date for this amendment to the Developer's Public Report (1) does not mean that the Commission approves or disapproves of the project; (2) does not mean that the Commission thinks that either all material facts, material changes, or pertinent changes about the project have been fully or adequately disclosed; and (3) is not the Commission's judgment of the value or merits of the project.

The law defines "material facts" to mean any fact, defect, or condition, past or present that to a reasonable person, would be expected to measurably affect the value of the project, unit, or property being offered or proposed to be offered for sale.

This amendment may be used by the Developer for promotional purposes only if it is used with the last Developer's Public Report in its entirety.

Prospective purchasers and purchasers are encouraged to read this amendment carefully and to seek professional advice.

Summary of Changes from Earlier Developer's Public Report are Described Beginning on the Next Page

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This amendment may be used by the Developer for promotional purposes only if it is used with the last Developer's Public Report in its entirety.

Prospective purchasers and purchasers are encouraged to read this amendment carefully and to seek professional advice.

Summary of Changes from Earlier Developer's Public Report:

This summary contains a general description of the changes, if any, made by the developer since the last Developer's Public Report was issued an effective date. It is not necessarily all inclusive. Prospective purchasers and purchasers must read this amendment together with the last Developer's Public Report with the effective date as noted on the top of page 1 if they wish to know the specific changes that have been made.

Changes made are as follows (include a description of what the change is and page number and or exhibit alphabet or number; additional pages may be used):

PAGE 10:

3. CREATION OF THE CONDOMINIUM AND CONDOMINIUM DOCUMENTS

3.1 Declaration of Condominium Property Regime

SECOND Amendment of Declaration Submitting Property to the Condominium Property Regime "LEIALOHA PARKSIDE" dated April 9, 2013, recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-48531032A thru A-48531032B.

- a. By amending Paragraph 3, entitled "Condominium Map", as amended, by adding thereto the following:

"Said Condominium Map is amended by attaching hereto a Revised Condominium map No. 5137, which corrects unit numbering of Units 303 and 304 on Sheet A-4; and, further, identifies the Parking Stalls as regular or compact.

- b. By amending Paragraph 6, entitled "Limited Common Elements", in its entirety, to read, as follows:

- a) Parking Spaces. There are ten (10) parking spaces in this Project. Each of nine (9) spaces will be assigned to a particular unit, as shown below, and one (1) reserved for guest parking. A space assigned to a particular unit is a limited common element appurtenant to the respective assigned unit; and shall be maintained by the assigned Unit's owner.

Parking Space Number	Size in Sq. Ft.	Assigned Unit	Vehicle Size	Under Cover
P-1	148	201	Regular	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
P-2	159	101	Regular	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
P-3	135	202	Compact	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Changes continued:

Parking Space Number	Size in Sq. Ft.	Assigned Unit	Vehicle Size	Under Cover
P-4	153	203	Regular	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
P-5	153	204	Regular	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
P-6	153	302	Regular	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
P-7	153	303	Regular	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
P-8	140	304	Compact	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
P-9	140	301	Compact	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Guest	135	Guest	Compact	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

PAGE 4:

1.4 Parking Stalls

Total Parking Stalls in the Project:	10
Number of Guest Stalls in the Project:	1
Number of Parking Stalls Assigned to Each Unit:	1
Attach AMENDED EXHIBIT "B" specifying the Parking Stall number(s) assigned to each unit and the type of parking stall(s) (regular, compact or tandem and indicate whether covered or open).	
If the Developer has reserved any rights to assign or re-assign parking stalls, described such rights. N/A	

This material can be made available for individuals with special needs. Please call the Senior Condominium Specialist at (808) 586-2643 to submit your request.

The Developer declares subject to the penalties set forth in Section 514B-69, HRS that this project continues to conform to the existing underlying county zoning for the project, zoning and building ordinances and codes and all applicable permitting requirements adopted by the county in which the project is located, all in accordance with Sections 514B-5 and 32(a) (13), HRS.

For any conversion, if any variances have been granted, they are specified in Section 1.14 of this report as amended, and, if purchaser deposits are to be used by the Developer to cure any violations of zoning, permitting requirements or rules of the county in which the project is located, the violation is specified in Section 1.15 of this report as amended, along with the requirements to cure any violation, and Section 5.5 specifies the date by which the cure will be completed.

The Developer hereby certifies that all the information contained in this report as amended and the exhibits attached to this report (if any) as amended and all documents to be furnished by the Developer to purchasers concerning the project have been reviewed by the Developer and are, to the best of the Developer's knowledge, information and belief, true, correct and complete. The Developer hereby agrees promptly to amend this report as amended to report and include either or all material facts, material or pertinent changes to any information contained in or omitted from this report and to file annually a report to update the material contained in this report as amended at least 30 days prior to the anniversary date of the effective date of this report.

MID ST., LLC

Printed Name of Developer



Duly Authorized Signatory*

4/9/13

Date

JERRY S. C. YOUNG, Its Member

Printed Name & Title of Person Signing Above

Distribution:

Department of Finance, City and County of Honolulu

Planning Department: City and County of Honolulu

***Must be signed for a corporation by an officer; for a partnership or limited liability partnership (LLP) by the general partner; for a limited liability company (LLC) by the manager or an authorized member; and for an individual by the individual.**

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MID. ST., LLC

Printed Name of Developer



Duly Authorized Signatory*

4/9/13

Date

SAMUEL C. LUKE, Its Member

Printed Name & Title of Person Signing Above

Distribution:

Department of Finance, City and County of Honolulu

Planning Department: City and County of Honolulu

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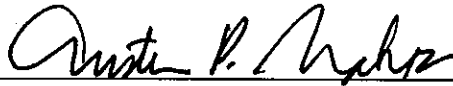
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MID ST., LLC

Printed Name of Developer



Duly Authorized Signatory*

4-9-2013

Date

AUSTIN P. NAKOA, Its Member

Printed Name & Title of Person Signing Above

Distribution:

Department of Finance, City and County of Honolulu

Planning Department: City and County of Honolulu

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AUSTIN P. NAKOA, Successor Trustee under that certain unrecorded Declaration of Trust dated April 25, 1983, made by Boniface Nakoa, as Settlor, to an undivided one-half (1/2) interest; and as Successor Trustee under that certain unrecorded Declaration of Trust dated April 25, 1983, made by May S. Nakoa, as Settlor, to an undivided one-half (1/2) interest

Printed Name of Developer



Duly Authorized Signatory*

4-9-2013

Date

AUSTIN P. NAKOA, Successor Trustee/Fee Owner

Printed Name & Title of Person Signing Above

Distribution:

Department of Finance, _____ City and County of Honolulu

Planning Department: _____ City and County of Honolulu

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3. CREATION OF THE CONDOMINIUM AND CONDOMINIUM DOCUMENTS

A condominium is created by recording in the Bureau of Conveyances (Regular System) or filing in the Office of the Assistant Registrar of the Land Court, or both, a Declaration of Condominium Property Regime, a Condominium Map and the Bylaws of the Association of Unit Owners. The Condominium Property Act (Chapter 514B, HRS), the Declaration, Bylaws and House Rules control the rights and obligations of the unit owners with respect to the project and the common elements, to each other, and to their respective units.

3.1 Declaration of Condominium Property Regime

The Declaration of Condominium Property Regime contains a description of the land, buildings, units, common interests, common elements, limited common elements, and other information relating to the condominium project.

Land Court or Bureau of Conveyances	Date of Document	Document Number
Bureau of Conveyances	November 13, 2012	A-47061090A thru A-47061090B

Amendments to Declaration of Condominium Property Regime		
Land Court or Bureau of Conveyances	Date of Document	Document Number
FIRST AMENDMENT	December 31, 2012	A-47520698A thru A-47520698B
SECOND AMENDMENT	April 9, 2013	A-48531032A thru A-48531032B

3.2 Bylaws of the Association of Unit Owners

The Bylaws of the Association of Unit Owners govern the operation of the condominium project. They provide for the manner in which the Board of Directors of the Association of Unit Owners is elected, the powers and duties of the Board, the manner in which meetings will be conducted, whether pets are prohibited or allowed and other matters that affect how the condominium project will be governed.

Land Court or Bureau of Conveyances	Date of Document	Document Number
Bureau of Conveyances	November 13, 2012	A-47061091

Amendments to Bylaws of the Association of Unit Owners		
Land Court or Bureau of Conveyances	Date of Document	Document Number

3.3 Condominium Map

The Condominium Map contains a site plan and floor plans, elevations and layout of the condominium project. It also shows the floor plan, unit number and dimensions of each unit.

Land Court Map Number	
Bureau of Conveyances Map Number	5137
Dates of Recordation of Amendments to the Condominium Map:	
Amended Condominium Map dated April 15, 2013	

AMENDED EXHIBIT "B"

Section 1.4 Parking Stalls (continued from page 4)

Parking Stalls:

Total Parking Stalls: 10

	Regular <u>Covered</u> <u>Open</u>		Compact <u>Covered</u> <u>Open</u>		Tandem <u>Covered</u> <u>Open</u>		TOTAL
Assigned (for each unit)	5	1	0	1	0	0	7
Guest	0	0	3	0	0	0	3
Unassigned	0	0	0	0	0	0	0
Extra for Purchase	0	0	0	0	0	0	0
Other:	0	0	0	0	0	0	0
Total Covered & Open	6		4		0		10

Each apartment will have the exclusive use of at least 1 parking stall(s).
Buyers are encouraged to find out which stall(s) will be available for their use.

☐ Commercial parking garage permitted in condominium project.

Parking Spaces. There are ten (10) parking spaces in this Project. Each of nine (9) spaces will be assigned to a particular unit, as shown below, and one (1) reserved for guest parking. A space assigned to a particular unit is a limited common element appurtenant to the respective assigned unit; and shall be maintained by the assigned Unit's owner.

Parking Space Number	Size in Sq. Ft.	Assigned Unit	Vehicle Size	Under Cover
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P-6	153	302	Regular	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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P-9	140	301	Compact	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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END OF AMENDED EXHIBIT "B"